

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		PINE ST, ARLINGTON

OWNERSHIP

Owner 1:	LACH SANDRA C/ TRUSTEE		
Owner 2:	SANDRA C LACH TRUST		
Owner 3:			
Street 1:	20 PINE ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
		Own Occ:	Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	LACH SANDRA -		
Owner 2:	-		
Street 1:	20 PINE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Crtry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Vinyl Exterior and 1848 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7241																

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	685,800			685,800		230423
							GIS Ref
							GIS Ref
Total Card	0.000	685,800			685,800	Entered Lot Size	
Total Parcel	0.000	685,800			685,800	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		371.10	/Parcel: 371.1	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	675,400	0	.		675,400	675,400	Year End Roll	12/18/2019
2019	102	FV	599,900	0	.		599,900	599,900	Year End Roll	1/3/2019
2018	102	FV	530,300	0	.		530,300	530,300	Year End Roll	12/20/2017
2017	102	FV	483,200	0	.		483,200	483,200	Year End Roll	1/3/2017
2016	102	FV	483,200	0	.		483,200	483,200	Year End	1/4/2016
2015	102	FV	446,400	0	.		446,400	446,400	Year End Roll	12/11/2014
2014	102	FV	425,900	0	.		425,900	425,900	Year End Roll	12/16/2013
2013	102	FV	425,900	0	.		425,900	425,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Measured	DGM	D Mann
6/11/2014	External Ins	PC	PHIL C
2/15/2002	Inspected	PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
 / /



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
4	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

PRINT

Date	Time
12/11/20	04:26:2

LAST REV

Date	Time
08/08/19	16:10:3

mmcmakin
14607

Type:	99 - Condo Conv		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1926	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 6		BRs: 3		Baths: 2		HB						

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	67.00000000
Name:	

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.9
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.21818185
Const Adj.:	1.02900207
Adj \$ / SQ:	369.786
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	842451
Depreciation:	156696
Depreciated Total:	685755

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	406.76	
Special Features:	0	Val/Su Net:	371.10	
Final Total:	685800	Val/Su SzAd	371.10	

MOBILE HOME		Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N Total Yard Items: Total Special Features: Total:

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,848	369.790	683,364
Net Sketched Area:		1,848	Total:	683,364
Size Ad	1848	Gross Are	1848	FinArea 1848

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
4						
4						
8						

IMAGE

